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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Form-5

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Date : 13.09.2024

Address of the Project : Ramachandra Nagar, Survey Nos. 456/10, Azhividaithangi Village & Panchayat, Vembakkam Taluk, Tiruvannamalai Dist.

Name of the Promoter : 1.R.Boopalan 2. N.Babu

Address of the Promoter : No.77, Anchur Salai, Erivay, Ayyampettai, Kanchipuram Dist – 603 101.

Subject : Certificate for Ramachandra Nagar, Survey Nos. 456/10, Azhividaithangi Village & Panchayat, Vembakkam Taluk, Tiruvannamalai Dist,

Sir,

I, **G.PARTHIBAN** having License No.**CGLDIST/RE/Gr-III/2021/03/003** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **Ramachandra Nagar** situated on the Plot bearing **Survey Nos. 456/10** demarcated by its boundaries 12.786485, 79.562897 to the North, 12.787094, 789.786525 to the South, 12.562895, 79.562895 to the East, 12.786094, 79.561859 to the West of **Azhividaithangi** Village, **Vembakkam** Taluk, **Kanchipuram** District measuring **8350 Sq.m** Being developed by **1.R.Boopalan 2. N.Babu.**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned **by The Assistant Director, DTCP, Tiruvannamalai vide Planning Permission Layout No. 131/2024 dated 13.05.2024** and **The President, Azhividaithangi Panchayat, Letter No. JE4N2U8X/2024 dated 12.09.2024** including all amenities and facilities as committed by the promoter to the allottes.

Yours Faithfully

Er. G.PARTHIBAN B.E.(Civil).
Registered Engineer,
Reg.No: CGLDIST/RE/Gr-III/2021/03/003
PARTHI PLANNERS
Shop No.7, 1st Floor, Bharath Complex,
Near Railway Gate, Avalurpet Road,
Tiruvannamalai - 606601.
Mobile No: 8122860448

District Town and Country Planning Office,
Chengalpattu District,
No.124, Municipal Commercial Complex,
G.S.T.Raod, Chengalpattu - 603 001
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. G.PARTHIBAN** has enrolled as **Registered Engineer Grade-III (RE)** with Department of Town and Country Planning who has the qualification of **B.E.,(Civil Engineering)** and experience in the relevant field for **03 years**.

He has been given the Registration No. **CGLDIST/RE/Gr-III/2021/03/003** on **11.03.2021**. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. Dated 04.02.2019.

This Registration is valid upto **10.03.2026**.

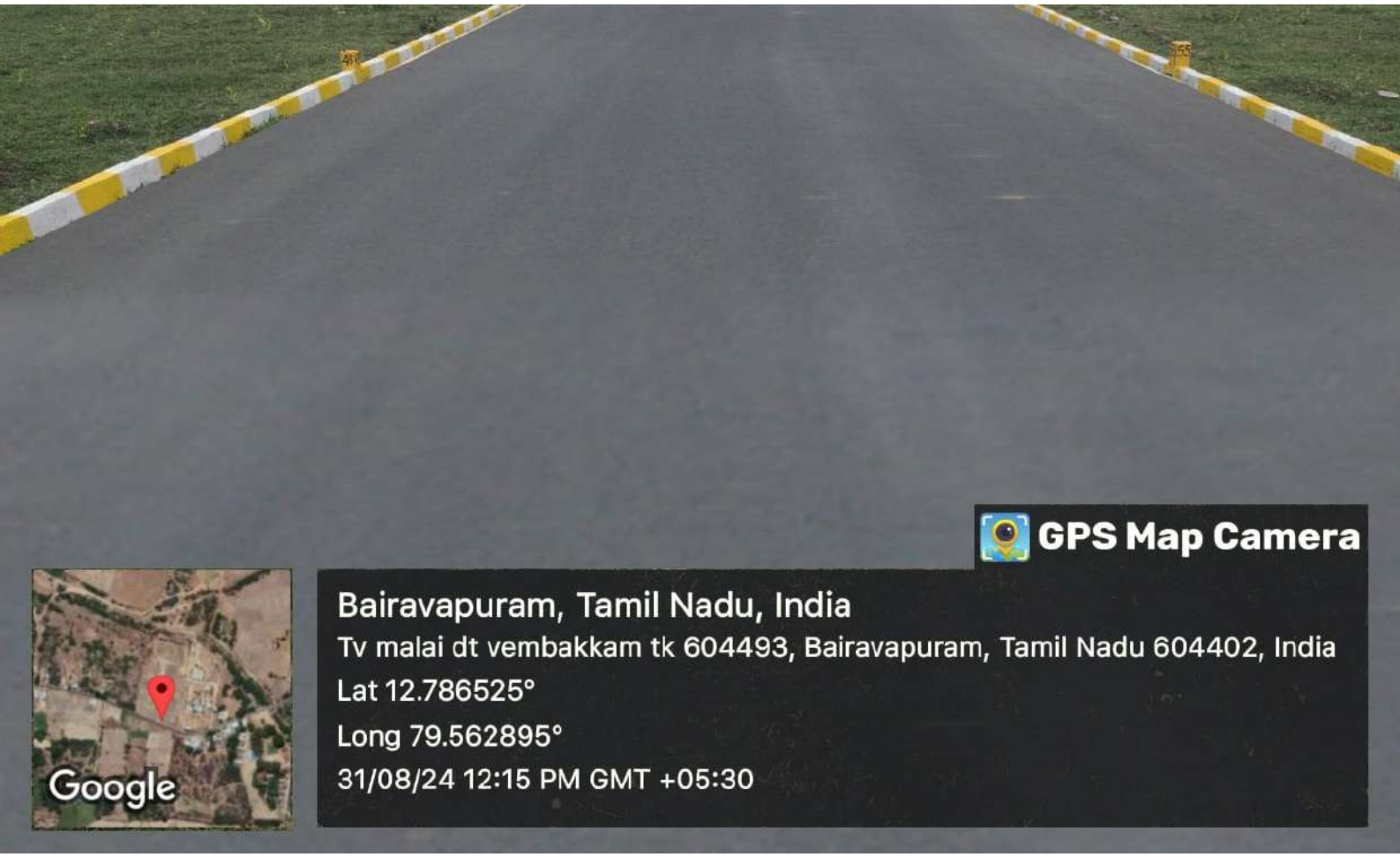
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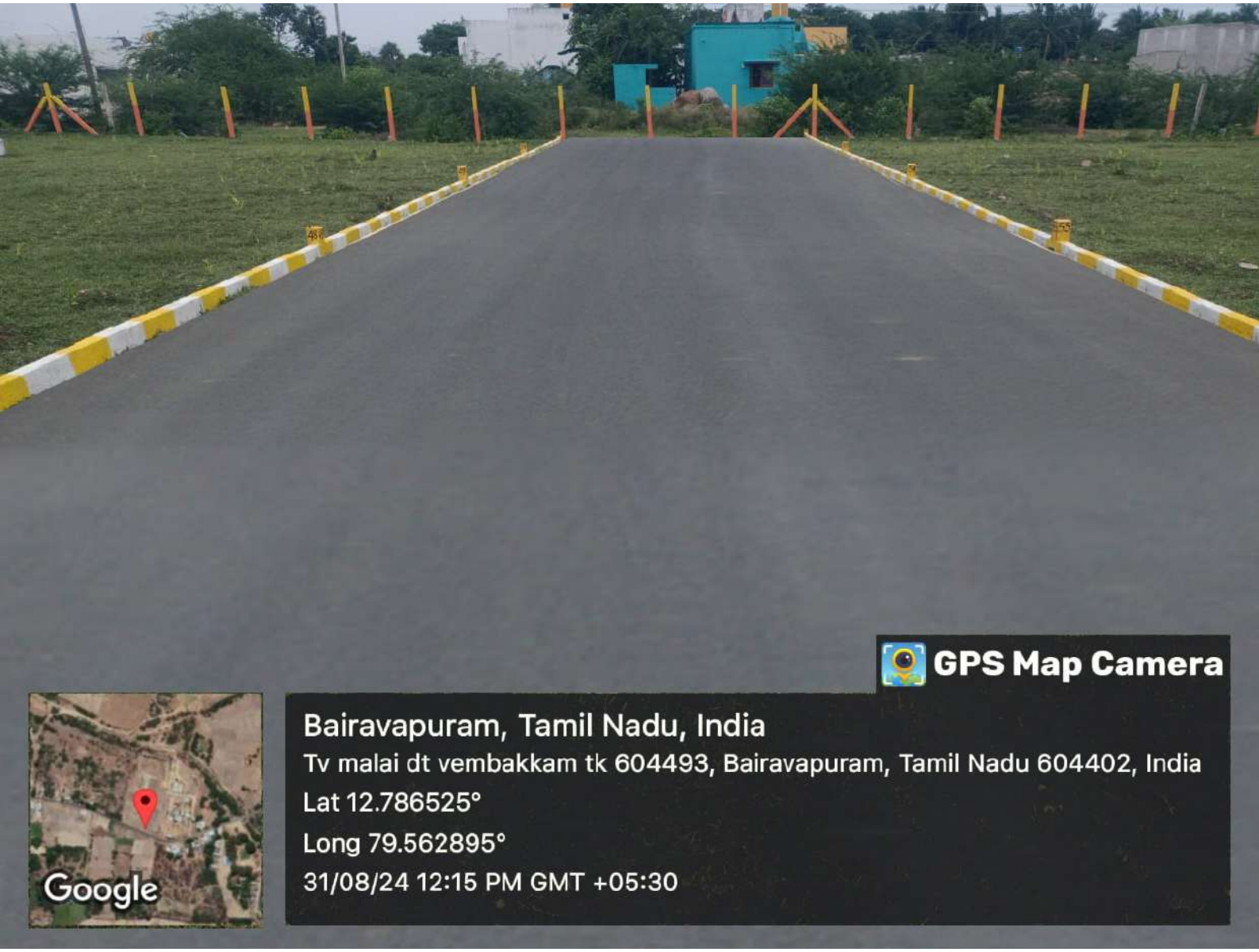
Deputy Director (I/c),
Chengalpattu District



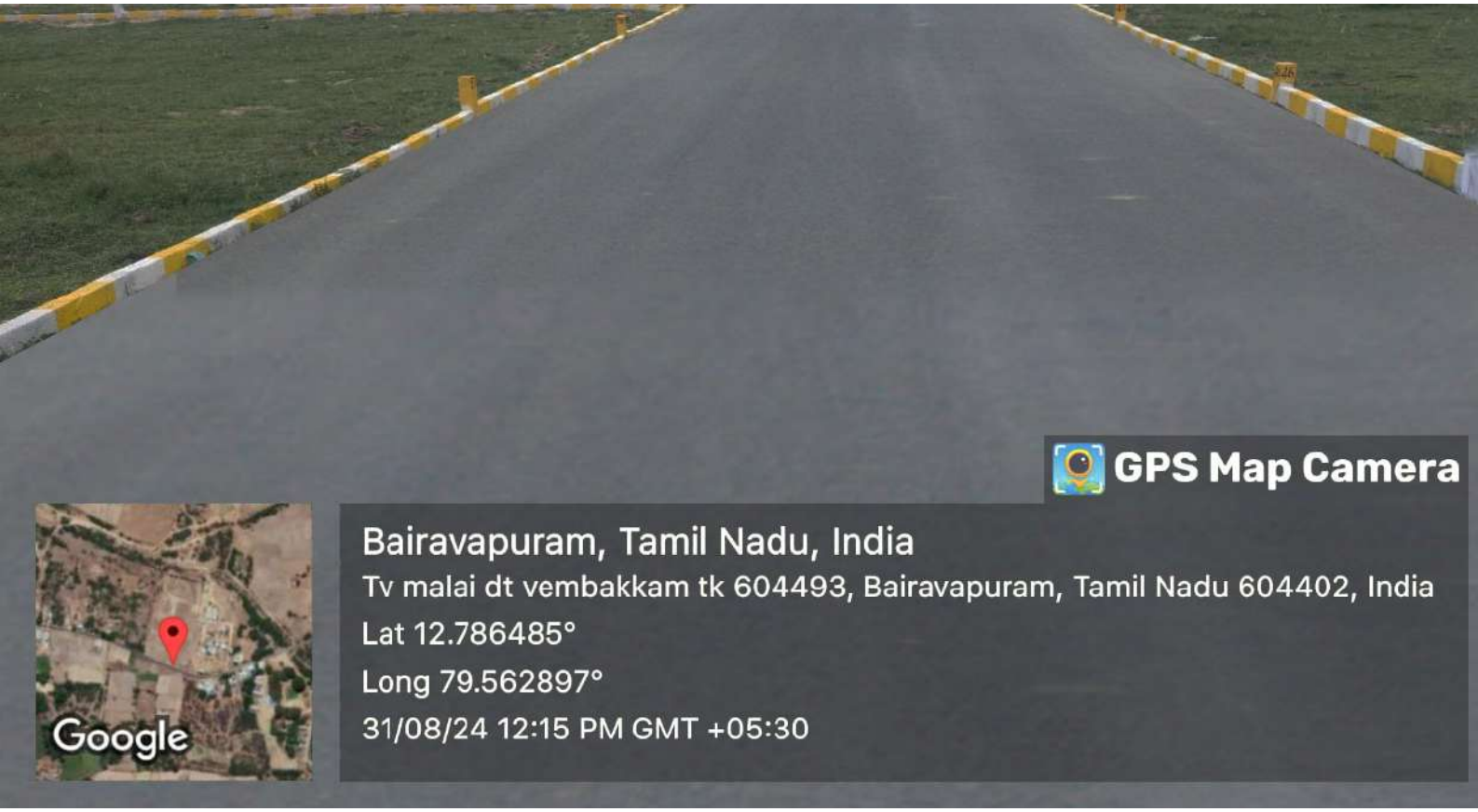
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
செங்கல்பட்டு மாவட்டம்
11 MAR 2021

Er. G.PARTHIBAN B.E.(Civil)
Registered Engineer,
Reg.No: CGLDIST/RE/Gr-III/2021/03/003
PARTHI PLANNERS
Shop No.7, 1st Floor, Bharath Complex,
Near Railway Gate, Avalurpet Road,
Tiruvannamalai - 606601.
Mobile No: 8122860448


GPS Map Camera
Bairavapuram, Tamil Nadu, India
Tv malai dt vembakkam tk 604493, Bairavapuram, Tamil Nadu 604402, India
Lat 12.786525°
Long 79.562895°
31/08/24 12:15 PM GMT +05:30
Google


GPS Map Camera
Bairavapuram, Tamil Nadu, India
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Lat 12.786525°
Long 79.562895°
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Google


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GPS Map Camera
Google
Bairavapuram, Tamil Nadu, India
Tv malai dt vembakkam tk 604493, Bairavapuram, Tamil Nadu 604402, India
Lat 12.787094°
Long 79.562845°
31/08/24 12:08 PM GMT +05:30


GPS Map Camera
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Lat 12.786485°
Long 79.562897°
31/08/24 12:15 PM GMT +05:30
Google


GPS Map Camera
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Tv malai dt vembakkam tk 604493, Bairavapuram, Tamil Nadu 604402, India
Lat 12.786208°
Long 79.562536°
31/08/24 12:02 PM GMT +05:30
Google

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.